

## **AMENDMENTS TO THE CLAIMS**

This listing of claims will replace all prior versions, and listings, of claims in the application:

1. (Previously Presented)            A computer-implemented method to facilitate analysis of a commercial mortgage backed security portfolio, comprising:

determining, by the computer, base information for a commercial mortgage backed security portfolio including a plurality of mortgage loans, the portfolio being associated with a plurality of credit rating categories and each of the plurality of credit rating categories of the portfolio is associated with a corresponding category size, the size of each credit rating category as being a percentage of the total portfolio;

determining, by the computer, information associated with an additional mortgage loan to be added to the portfolio including at least one desired profitability value for the additional mortgage loan, the additional mortgage loan is being associated with a plurality of credit rating categories and each of the plurality of credit rating categories is associated with a corresponding category size that expresses the size of each credit rating category as a percentage of the additional mortgage loan;

calculating, by the computer, a loan spread associated with the additional mortgage loan in accordance with a contribution of the additional mortgage loan to the portfolio;

calculating, by the computer, a combined profitability of the portfolio and the additional mortgage loan based on combined category sizes for the plurality of mortgage loans of the portfolio and the additional mortgage loan; and

transmitting to a user terminal at least one loan spread value associated with the additional mortgage loan in accordance with the contribution of the additional mortgage loan to the portfolio via a communication network.

2. (Withdrawn) The method of claim 1, wherein the user terminal comprises a personal computer and the communication network comprises the Internet.

3. (Withdrawn) The method of claim 2, wherein said transmitting is adapted to display a matrix of loan spread values associated with at least one of: a plurality of property types, a plurality of debt service coverage ratios, a plurality of loan to values, and a plurality of loan term periods.

4. (Withdrawn) The method of claim 1, wherein said determination of base information comprises at least one of: retrieving pre-stored base information, and receiving the base information from an associated system

5. (Withdrawn) The method of claim 1, wherein the base information includes at least one of: balance information, loan rate information, loan term information, remaining term information, amortization term information, servicing fee information, payment basis information, payment basis servicing fee information, and calculation of interest reserve information;

6. (Withdrawn) The method of claim 1, wherein the information associated with the additional mortgage loan includes at least one of: treasury information, swap information, credit rating category spread information, credit rating category size information, price cap information, coupon information, yield information, total flat bond proceed information, collateral balance information, and deal duration information.

7. (Original) The method of claim 1, further comprising:

calculating the loan spread associated with the additional mortgage loan in accordance with a contribution of the additional mortgage loan to the portfolio.

8. (Cancel)

9. (Previously Presented)      The method of claim 1, wherein the category sizes for the additional mortgage loan is based on at least one of: a property type, a risk value, debt service coverage ratio information, and loan to value information.

10. (Original)      The method of claim 9, further comprising:

adding the category size for the additional mortgage loan to the current category size to determine a combined category size for each credit rating category.

11. (Previously Presented)      The method of claim 10, further comprising:

determining, by the computer, an original profitability of the portfolio;

calculating, by the computer, a combined profitability of the portfolio and the additional mortgage loan based on the combined category sizes; and

subtracting, by the computer, the original profitability from the combined profitability to determine a profitability of the additional mortgage loan.

12. (Original)      The method of claim 7, wherein said calculation of the loan spread is an iterative process.

13. (Previously Presented)      The method of claim 12, wherein the iterative process includes:

determining, by the computer, a trial loan spread for the additional mortgage loan;

computing, by the computer, a resulting profitability based on the trial spread;  
and

adjusting the trial loan spread, wherein said computing and adjusting are repeated until the resulting profitability is within a predetermined range of the desired profitability.

14. (Original)            The method of claim 13, wherein said adjusting is based on a duration of the additional mortgage loan.

15. (Original)            The method of claim 14, wherein said adjusting comprises:  
  
determining an original duration of the portfolio;  
  
calculating a combined duration of the portfolio and the additional mortgage loan;  
and

subtracting the original duration from the combined duration to determine the duration of the additional mortgage loan.

16. (Original)            The method of claim 7, wherein the method is performed for a plurality of desired profitability values to determine a plurality of loan spread values.

17. (Original)            The method of claim 7, wherein said calculating is performed via a substantially real-time pricing application.

18. (Original)            The method of claim 7, wherein said calculating is further performed utilizing a function library adapted to generate loan and/or commercial mortgage backed securities cash flows.

19. (Canceled)

20. (Previously Presented)            An apparatus adapted to facilitate analysis of a commercial mortgage backed security portfolio, comprising:

a processor; and

a storage device in communication with said processor and storing instructions adapted to be executed by said processor to:

determine base information for a commercial mortgage backed security portfolio including a plurality of mortgage loans, the portfolio being associated with a plurality of credit rating categories and each of the plurality of credit rating categories of the portfolio is associated with a corresponding category size that expresses the size of each credit rating category as a percentage of the total portfolio,

determine information associated with an additional mortgage loan to be added to the portfolio including at least one desired profitability value for the additional mortgage loan, the additional mortgage loan being associated with a plurality of credit rating categories and each of the plurality of credit rating categories is associated with a corresponding category size, the size of each credit rating category as being a percentage of the additional mortgage loan;

calculate a combined profitability of the portfolio and the additional mortgage loan based on combined category sizes for the plurality of mortgage loans of the portfolio and the additional mortgage loan; and

transmit to a user terminal at least one loan spread value associated with the additional mortgage loan via a communication network.

21. (Withdrawn) The apparatus of claim 20, wherein said storage device further stores at least one of: a portfolio database, a market information database, and a contributory bond sizes database.

22. (Withdrawn) The apparatus of claim 20, further comprising:

a communication device coupled to said processor and adapted to communicate with at least one of: a user terminal, and a real time pricing server.

23. (Currently Amended) A computer readable medium storing executable instructions adapted to be executed by a processor to perform a method of facilitating analysis of a commercial mortgage backed security portfolio, the medium comprising:

instructions to cause the processor to determine base information for a portfolio including a plurality of mortgage loans, the portfolio being associated with a plurality of credit rating categories and each of the plurality of credit rating categories of the portfolio is associated with a corresponding category size, the size of each credit rating category as being a percentage of the total portfolio;

instructions to cause the processor to determine information associated with an additional mortgage loan to be added to the portfolio including at least one desired profitability value for the additional mortgage loan, the additional mortgage loan is being associated with a plurality of credit rating categories and each of the plurality of credit rating categories is associated with a corresponding category size that expresses the size of each credit rating category as a percentage of the additional mortgage loan;

instructions to cause the processor to calculate a combined profitability of the portfolio and the additional mortgage loan based on combined category sizes for the plurality of mortgage loans of the portfolio and the additional mortgage loan; and

transmitting to a user terminal at least one loan spread value associated with the additional mortgage loan via a communication network.

24. (Canceled)

25. (Canceled)